



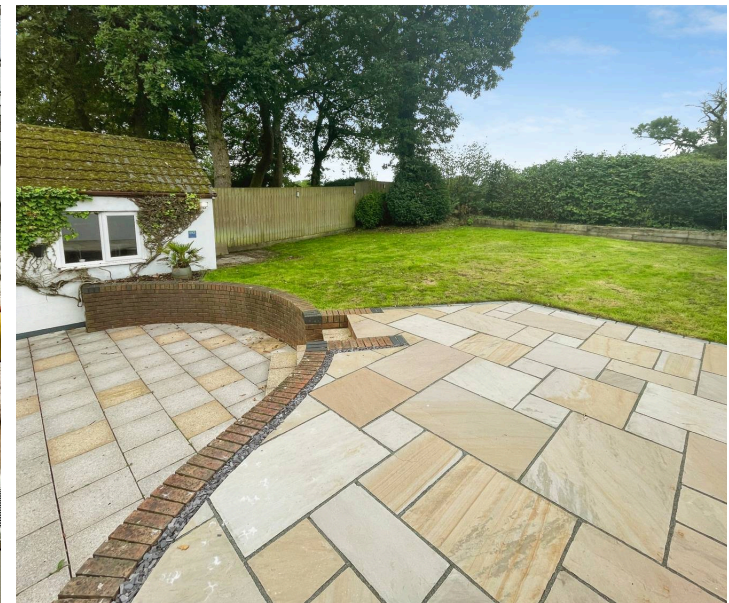
31 Gregory Close, Pencoed – CF35 6RF
Bridgend

£350,000

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Pencoed, Bridgend

This spacious three bedroom detached bungalow offers versatile accommodation, ideally suited to a range of buyers. The property features two well-proportioned reception rooms, with the option to utilise a third reception room as a study, bedroom or additional living space, providing flexibility for family life or entertaining guests. A bright conservatory enhances the living area, allowing natural light to flow throughout. The kitchen is fitted with ample storage and workspace, making it both practical and functional for everyday use. The principal bedroom benefits from an ensuite shower room, while a downstairs WC adds further convenience for residents and visitors alike. The remaining two bedrooms are generously sized, offering comfortable accommodation for family members or guests. Additional features include off road parking and a garage (ideal for secure parking or extra storage), ensuring practicality for modern living. With its well-considered layout and desirable features, this detached bungalow presents an excellent opportunity to acquire a well-maintained home in a sought-after location. Early viewing is highly recommended to appreciate the space and flexibility this property has to offer.





- Three bedroom detached bungalow
- Two/Three reception rooms
- Conservatory
- Kitchen
- Downstairs WC
- Ensuite to bedroom 1
- Enclosed rear garden
- Off road parking and garage
- No ongoing chain

Entrance

Via part glazed composite door into the entrance hall, coved ceiling, centre light, radiator and tiled flooring. Doors leading to kitchen, downstairs WC, lounge and two reception rooms. Stairs leading to the first floor.

Downstairs WC

6' 0" x 3' 4" (1.82m x 1.01m)

Centre light, tiling to splash back areas, radiator, frosted PVCu double glazed window overlooking the side of the property and tiled flooring. Two piece suite comprising low level WC and vanity sink unit.

Bedroom 3

11' 2" x 9' 6" (3.40m x 2.89m)

Textured ceiling, centre spot lights, PVCu double glazed window overlooking the front of the property, radiator and laminate flooring.

Reception room 2/ Bedroom

12' 0" x 10' 6" (3.66m x 3.19m)

Coved ceiling, centre spot lights, PVCu double glazed bay window, radiator and laminate flooring.



Kitchen

13' 4" x 7' 9" (4.06m x 2.36m)

Textured ceiling, centre light, tiling to splash back areas, PVCu double glazed window overlooking the side of the property, radiator and tiled flooring. A range of wall and base units in a shaker style with complementary roll top work surfaces. Space for freestanding fridge/freezer. Space for washing machine and dishwasher. Integrated electric oven and four ring gas hob with chrome extractor fan. Inset one and a half resin sink. Arch opening leading to conservatory.

Conservatory

19' 5" x 8' 4" (5.91m x 2.53m)

Perspex roof, radiator, PVCu double glazed panels set on dwarf wall and part tiled/ part wood effect vinyl flooring. PVCu double glazed door leading to the side and PVCu double glazed French doors leading to the rear garden.

Lounge

13' 10" x 12' 2" (4.22m x 3.70m)

Coved ceiling, pendant light, two radiators and wood effect laminate flooring. Double glazed sliding doors leading to the conservatory.

First floor landing

Via stairs with fitted carpet. PVCu double glazed window. Access to loft. Doors leading to two bedrooms, family bathroom and airing cupboard housing the boiler and shelving.

Bedroom 1

15' 1" x 12' 3" (4.60m x 3.73m)

Pendant light, PVCu double glazed window overlooking the front of the property, radiator and fitted carpet. Door to en-suite.

En-suite

6' 5" x 5' 10" (1.95m x 1.79m)

Textured ceiling with sunken spot lights, tiling to splash back areas, PVCu frosted double glazed window overlooking the side of the property, radiator, wall mounted mirror and tiled flooring. Three piece suite comprising low level WC, vanity sink unit with chrome mixer tap and corner shower with glass doors and overhead chrome mixer shower.

Family bathroom

8' 4" x 6' 2" (2.55m x 1.87m)

Textured ceiling with sunken chrome spot lights, tiled walls, wall mounted mirror, wall mounted chrome towel radiator, frosted PVCu double glazed window overlooking the side of the property and tiled flooring. Four piece suite comprising low level WC, vanity sink unit with chrome tap, bath with chrome mixer tap and glass shelving, corner shower with folding glass screen and overhead chrome mixer shower.

Bedroom 2

11' 7" x 10' 8" (3.54m x 3.24m)

Measurements to the face of the wardrobes. Pendant light, PVCu double glazed French doors leading to Juliet balcony, radiator and fitted carpet. Built in wardrobes with sliding doors, hanging rail and shelving.

Outside

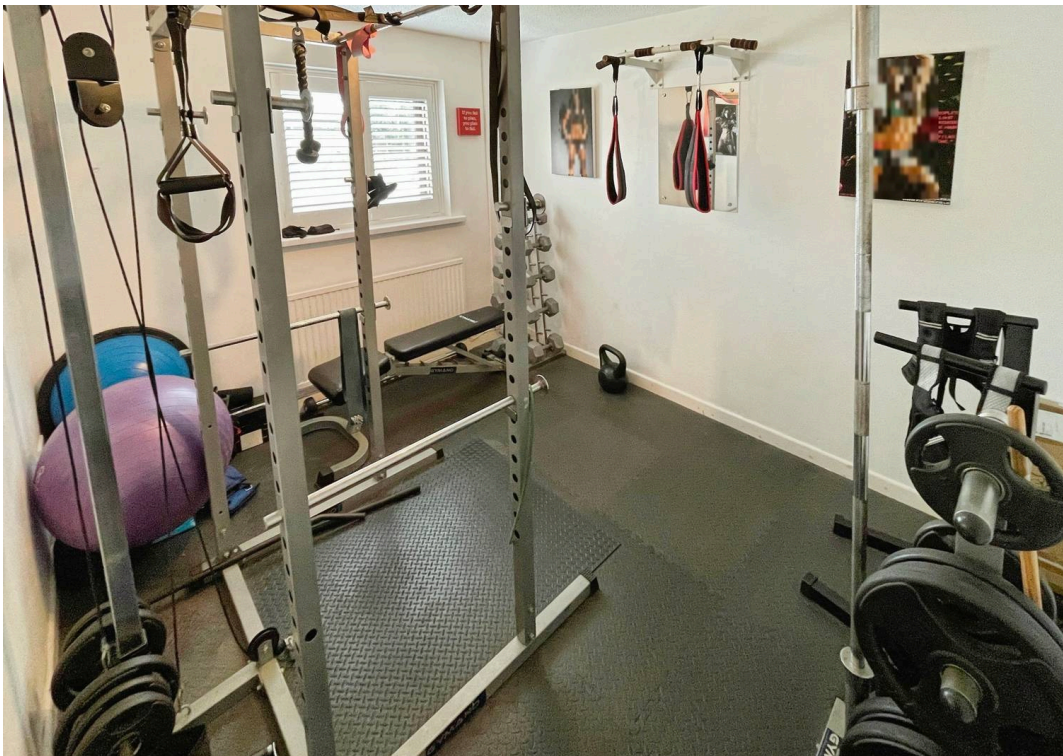
Enclosed and private rear garden laid to patio ideal for garden furniture, steps leading up to a raised patio and an area laid to lawn. Side access both sides of the property. Courtesy door to the garage. The front garden is mainly laid to lawn with off road parking for four vehicles leading to garage. Outside lighting.

Garage

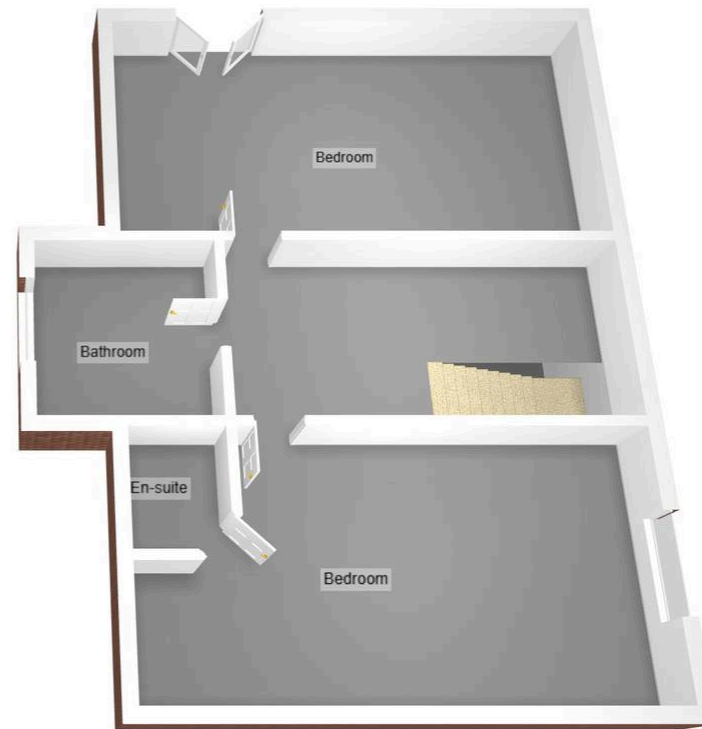
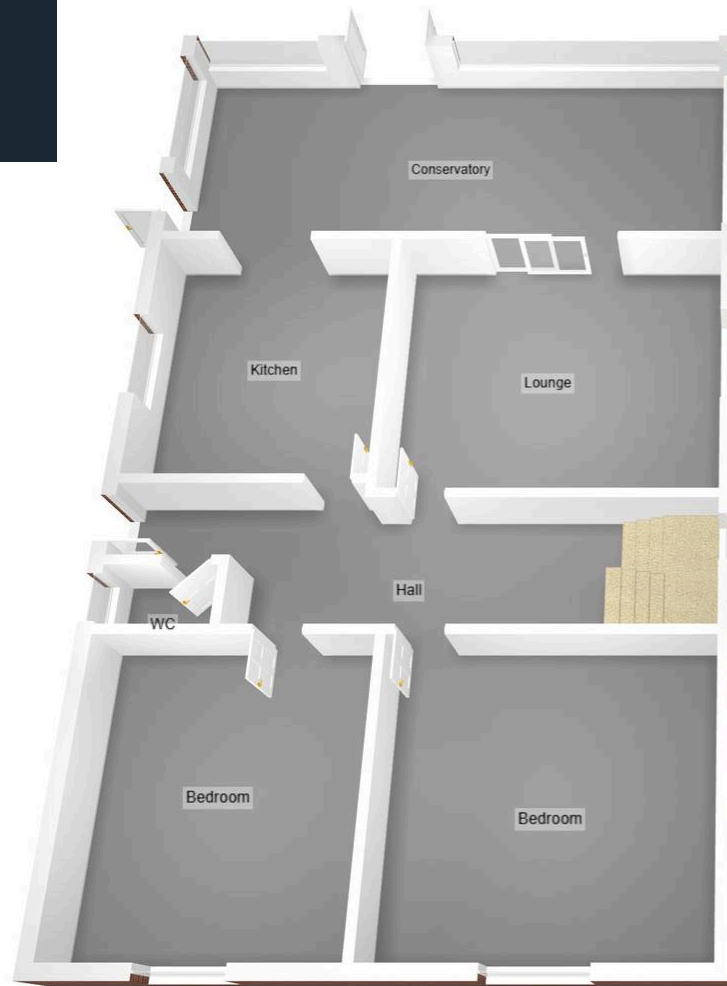
Traditional up and over door. Courtesy door. Power and light.

Note

Shutters at the front of the property to remain.







Payton Jewell Caines

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